

DRAINAGE ROAD

W. H. Baldrey

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 04 12:33



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 PM 12:33

Permit File: # VRP 02-03-073
Assigned by city staff

Date: 9/11/01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent H.E. Butt Grocery / Bury+Partners, Inc.
2. Address: 10000 San Pedro Avenue, Suite 100
3. Zip: 78216 Telephone # 525-9090
4. Site location or address 14087 O'Connor Road
5. Council District 10 ETJ Over Edward's Aquifer Recharge () yes (☒) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: N/A # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: N/A # _____

Date accepted: _____

• **Plat Application**

Plat Name: N/A Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**
Plat Name: S.A. #33 Subdivision Plat # 970333 Acreage: 19.690 Approval
Date: 01/13/99 Plat recording Date: 03/08/99 Expiration Date: N/A Vol./Pg. 9543 / 8-9

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**
Type of Permit: N/A Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

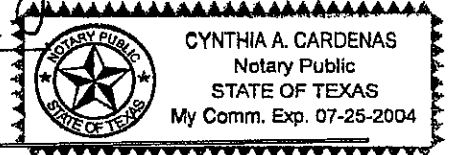
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: KATHY OZMENT Signature: Kathy Ozment Date: 12/27/01

Sworn to and subscribed before me by on this 27th day of December 2001, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 07-25-2004



City of San Antonio use

☒ **Approved** as of March 5, 1999 ☐ **Disapproved**

Review By: [Signature] Assistant City Attorney

Date: 4-1-02

02-03-073

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 PM 12:18

Security enhanced document. See back for details.

BURY + PARTNERS - SA, INC.
MANAGER'S ACCOUNT

2531

(210)525-9090
10000 SAN PEDRO AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78215


DATE 3/2/02

30-9/1140
59

PAY
TO THE
ORDER OF City of San Antonio

\$ 160⁰⁰

One Hundred Sixty & no/100

DOLLARS  Security features are included. Details on back.



Frost National Bank
Austin, Texas 78767
www.frostbank.com
50005-51.89

FOR Vested Rights App'l Fee

[Signature] MP

⑈002531⑈ ⑆114000093⑆ 591103687⑈

Letter of Transmittal

To: Trisha Renteria

Project No.: 005-51.02

Company: City of San Antonio – Planning Department

Date: 03/22/02

Address: 114 W. Commerce, Municipal Bldg., 3rd Floor

cc:

San Antonio, Texas 78295

Re: HEB – SA #33 (Nacogdoches & O'Connor Road-Vested Rights)

☐ Delivery

☐ Overnight

☐ Pick-Up

☒ Courier

☐ Other

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 22 PM 12:18

Quantity	Description of Item(s)
2	Blueline copies of the plat

~Notes~

Trisha,

Attached are the two (2) copies of the plat for this site per your request. Please accept these plats to finish processing our Vested Rights Application. Thank you for all of your help.

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: Andrew Barboza, E.I.T.

AB/KB

02-03-073

Letter of Transmittal

To: Mr. Michael Herrera

Project No.: 005-51.02

Company: City of San Antonio – Planning Department

Date: 03/12/02

Address: 114 W. Commerce – Municipal Bldg., 3rd Floor

cc:

San Antonio, Texas 78283

Re: HEB #33 14087 O'Connor Road

☐ Delivery

☐ Overnight

☐ Pick-Up

☒ Courier

☐ Other

Quantity	Description of Item(s)
1	Vested Rights Permit Application
1	Check for Application Fee (check # 2531)

~Notes~

Michael,

Attached is the additional copy and application fee to finish processing our Vested Rights Permit Application.

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: Andrew Barboza, E.I.T.



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 PM 12:33

02-03-073



Bury+Partners

Bury+Partners-SA, Inc.
Consulting Engineers/Surveyors
10000 San Pedro Avenue/Suite 100
San Antonio, Texas 78216
Tel 210/525-9090
Fax 210/525-0529
www.burypartners.com

RECEIVED

02 MAR -8 PM 1:33

DEPT. OF PLANNING
CITY OF SAN ANTONIO
DEVELOPMENT DIVISION

Principals

Larry G. Heimer, P.E.
Mark R. Johnson, P.E.
Paul J. Bury, III, P.E.
Gregory S. Strmiska, P.E.
James B. Knight, P.E.

March 4, 2002

Associates

Steven D. Eklund, P.E.
William O. Schock, P.E.

Rod Sanchez
City of San Antonio
Development Services - 9th Floor
114 W. Commerce
San Antonio, Texas 78283

Re: HEB #33 - 14087 O'Connor
San Antonio, Texas

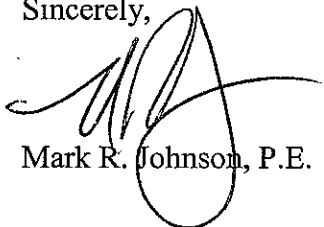
Dear Mr. Sanchez:

Attached is a Vested Rights Permit application with various exhibits for an HEB property at Nacogdoches and O'Connor. We have a situation where the HEB property has split zoning with the front towards Nacogdoches is B-3 while the rear is B-2. With the recent zoning change to C-3 and C-2 respectively, we started asking the City how we can redevelop this existing shopping Center with the proposed building in C-2 and a maximum front yard setback of 35 feet. No one has been able to tell us how the City would view this situation. Also, we've been monitoring the proposed revision to C-2 zoning.

Without a firm interpretation from City staff and the UDC revisions still pending, we decided to submit the attached vested rights application. Our request is to recognize this property has a non-conforming use in that the maximum building setback is unable to be met while still maintaining the Shopping Center layout.

Please call if you have questions.

Sincerely,



Mark R. Johnson, P.E.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR -8 PM 2:48

I:\005\051\Letters\030402 Sanchez.doc.gb

August 17, 2001

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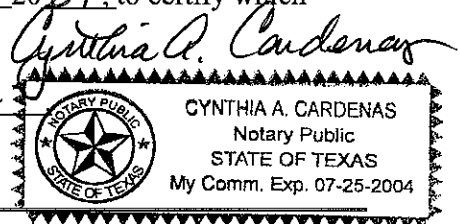
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Notary Public, State of Texas, My Commission expires: 07-25-2004



City of San Antonio use

☐ **Approved**

☐ **Disapproved**

Review By: _____ Date: _____
Assistant City Attorney

August 17, 2001